



CITY OF HAYWARD

AGENDA REPORT

AGENDA DATE 12/13/05

AGENDA ITEM 7

WORK SESSION ITEM _____

TO: Mayor and City Council

FROM: Director of Community and Economic Development

SUBJECT: Amendment to Chapter 10, Article 5 of the Hayward Municipal Code relating to Street Names and Building Numbers – YCS Investments, Applicant

RECOMMENDATION:

It is recommended that the City Council approve the attached resolution finding that the project is categorically exempt from environmental review [Sec. 15301, Existing Facilities, of the California Environmental Quality Act Guidelines) and introduce the attached ordinance amending the Municipal Code.

DISCUSSION:

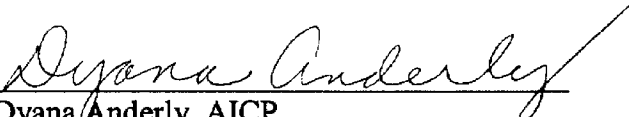
The Alameda County Property Numbering System was established for unincorporated areas, although cities within the County could also choose to adopt the County system. The Alameda County numbering system includes five digits, with the initial two digits coinciding with index lines on a base map. The lower initial numbers are reflected in Oakland and the higher initial numbers extend through Fremont. The City of Hayward adopted the Alameda County Property Number System, resulting in the Municipal Code requiring agreement between the City's street number system and the Alameda County Property Numbering System. No alternative system is provided for within the City's Municipal Code.

The applicant, YCS Investments, is requesting a modification to the Municipal Code in order to allow a two and three-digit address numbering system, rather than the County's five-digit system, as long as the system carries out the purpose of the system to create an orderly numbering pattern. The alternative property numbering system would also allow the elimination of certain numbers that are viewed by some home buyers as unlucky, thereby making the houses more marketable. The pattern would be in agreement with the remaining aspects of the numbering system in the Municipal Code in that numbers would be established sequentially and odd and even numbers would be on opposite sides of the street.

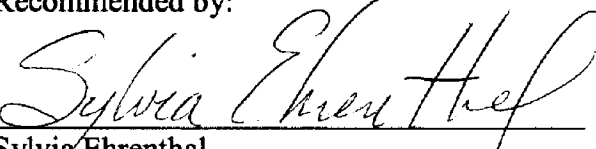
By allowing an alternative property numbering system, the new method could be applied to the Stonebrae Country Club development, which is a community that is somewhat isolated from the remainder of the City. It should be pointed out that, with the adoption of the proposed changes, an alternative property numbering system could also be applied to other new developments in Hayward. In order to insure that there is no severance in an established property numbering pattern, staff recommends that an alternative addressing system be approved for new development

only when the City enforcing official finds that the alternative system would not result in a detachment from the established numbering system.

Prepared by:


Dyana Anderly, AICP
Project Planner

Recommended by:


Sylvia Ehrenthal
Director of Community and Economic Development

Approved by:


Jesús Armas, City Manager

12/1/05

DRAFT

HAYWARD CITY COUNCIL

RESOLUTION NO. 05-

Introduced by Council Member _____

RESOLUTION FINDING THAT THE REVISION TO CHAPTER
10, ARTICLE 5 OF THE HAYWARD MUNICIPAL CODE
RELATING TO STREET NAMES AND BUILDING NUMBERS
IS CATEGORICALLY EXEMPT FROM ENVIRONMENTAL
REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL
QUALITY ACT

BE IT RESOLVED by the City Council of the City of Hayward that the revision to chapter 10, article 5 of the Hayward Municipal Code relating to street names and building numbers is categorically exempt from environmental review under the California Environmental Quality Act and approves the amendment to the code, subject to the adoption of the companion ordinance.

IN COUNCIL, HAYWARD, CALIFORNIA _____, 2005

ADOPTED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBER:
MAYOR:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ATTEST: _____
City Clerk of the City of Hayward

APPROVED AS TO FORM:

City Attorney of the City of Hayward

DRAFT



ORDINANCE NO. 05-

ORDINANCE AMENDING CHAPTER 10, ARTICLE 5,
SECTIONS 10-5.00 AND 10-5.10 OF THE HAYWARD
MUNICIPAL CODE RELATING TO STREET NAMES AND
PROPERTY NUMBERS

THE CITY COUNCIL OF THE CITY OF HAYWARD DOES HEREBY
ORDAIN AS FOLLOWS:

Section 1. Sec.10-5.00 and 10-5.10 of the Hayward Municipal Code "Street Names and Property Numbers" is hereby amended to read as follows:

"STREET NAMES AND PROPERTY NUMBERS

SEC.10-5.00 PURPOSE. The public interest, safety, welfare and convenience requires the establishment of a numbering system of street and road addresses in a uniform plan for the City of Hayward, said plan shall be in agreement with the Alameda County Property Numbering System, being Chapter 15.32 of the Alameda County Ordinance Code or alternative system approved by the City Enforcing Official.

SEC. 10-5.10 THE SYSTEM. The City Council of the City of Hayward hereby establishes a numbering system of street and road addresses for this City in accordance with the Alameda County property Numbering System which shall be known as the Hayward Portion of the Alameda County Property Numbering System, which shall be effective within the City of Hayward. An alternative system may be employed when it can be shown that the alternative system carries out the purpose of this Article and when the alternative system would not result in a disconnection of an established property numbering pattern within Hayward as determined by the City Enforcing Official."

Section 2. Severance. Should any part of this ordinance be declared by a final decision by a court or tribunal of competent jurisdiction to be unconstitutional, invalid, or beyond the authority of the City, such decision shall not affect the validity of the remainder of this ordinance, which shall continue in full force and effect, provided that the remainder of the ordinance, absent the unexcised portion, can be reasonably interpreted to give effect to the intentions of the City Council.

Section 3. This Ordinance shall become effective thirty (30) days after adoption by the City Council.

INTRODUCED at a regular meeting of the City Council of the City of
Hayward, held the _____ day of _____, 2005, by Council Member _____.

ADOPTED at a regular meeting of the City Council of the City of Hayward

held the _____ day of _____, 2005, by the following votes of members of said City Council.

AYES: COUNCIL MEMBERS:
MAYOR:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

APPROVED: _____
Mayor of the City of Hayward

DATE: _____

ATTEST: _____
City Clerk of the City of Hayward

APPROVED AS TO FORM:

City Attorney of the City of Hayward